

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 19, 2014 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Everett
Alternates Present: Brewer, Levenson
Absent: Brady, Kimenker, Somers
Staff: Vandenbosch, Galetta

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Brewer for Brady and Levenson for Somers.

MOTION: To waive the reading of the hearing procedure.

Motion made by Everett seconded by Brewer, so voted unanimously.

Moriarty read the call of the hearing.

I. PUBLIC HEARINGS

HDC 14-29 – 10 Water Street; The Mystic Group At Mystic, LLC, owner; Jessica Watrous, applicant; Signage. PIN #261918306539 – Continued

Robert Burke presented to the Commission along with Jessica Watrous regarding signage for her new store Flora Flora located at 10 Water Street. The proposed sign is a hand-painted walnut slab with gold leaf lettering.

The following exhibits were presented:

- Photograph

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:57 p.m.

HDC 14-35 – 324 High Street; Crosby Sherman, owner/applicant; Replace siding. PIN #261914322868

Crosby Sherman, owner of 324 High Street, presented to the Commission to propose replacing the existing clapboard siding on his home with a cement composite siding, most likely HardiePlank. The siding is smooth and the color will match the existing color of the house.

The following exhibits were presented:

- Photographs
- Plot plan
- Siding specs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:06 p.m.

HDC 14-36 – 2 Water Street; Chelsea Groton Bank, owner; Burke Enterprise, LLC, applicant; Signage. PIN #261918306772

Robert Burke of Burke Enterprise presented to the Commission for Chelsea Groton Bank owner of 2 Water Street. The proposal is to replace one directory sign at the upper level of the Bank building. It will be a painted metal, changeable panel sign with square corners. The sign is about the same size as the existing sign.

The following exhibits were presented:

- Photograph

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:11 p.m.

HDC 14-37 – 9 Park Place; Brian Ferguson, owner/applicant; Fencing. PIN #261914425657

Brian Ferguson, owner of 9 Park Place, presented to the Commission to propose the installation of fencing that will run parallel to an existing fence on a neighbor's adjoining property. The purpose of the fence is to enclose a vegetable garden and at the rear of his yard next to the garage. It will be a wooden picket fence with granite posts.

The following exhibits were presented:

- Photographs
- Plot plan

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:17 p.m.

HDC 14-38 – 9 Park Place; Brian Ferguson, owner/applicant; Fencing. PIN #261914425657

Brian Ferguson, owner of 9 Park Place, presented to the Commission to propose the installation of solar panels on his garage which is located in the rear of the property. There will be up to three rows of panels that will cover the entire roof or less. The panels will be black to blend in with the garage shingles and will lie flat on the roof. Additionally, an existing weathervane will be removed if all three rows of panels are installed.

The following exhibits were presented:

- Photographs
- Plot plan

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:30 p.m.

HDC 14-39 – 105 River Road; Leah Hartman, owner; Christopher Vernott, applicant; Front porch. PIN #261914431612

Christopher Vernott, of Mercer and Bertsche Architects, presented to the Commission for Leah Hartman owner of 105 River Road. The homeowner is seeking to have a front stair fixed to make it more useable. The proposal is to add a set of stairs that exits to the side of the house

and add a new front porch that wraps around to the front. The current front stairs go to the road where there is no parking. Additionally, changing to a side stair will allow the removal of another set of stairs. An already approved deck will be expanded on the east side of the property to meet the front porch. Dimensions and materials were discussed with the Commission. A letter, from neighbor Dennis Cambria who is in favor of the project, was also submitted for the permanent record.

The following exhibits were presented:

- Photographs
- Elevation drawings
- Plot plan
- Materials specs

Chairperson Moriarty asked for any additional comments in favor or against and there were none. The public hearing was closed at 7:40 p.m.

HDC 14-40 – 233 High Street; Mark Bancroft, owner/applicant; Stairs and arbor. PIN #261918311934

Mark Bancroft, owner of 233 High Street, presented to the Commission regarding stairs and an arbor addition to his property. There are 4 steps that are 4' deep from the door. Staff noted that this number of steps require a guard rail per the State of Connecticut Building Code. In order to include the required hand railing in the proposal the Commission will need further details about dimensions and materials. With regard to the arbor, the Commission felt the location over the front door steps was a very unusual one in the Historic District. The applicant discussed the arbor with the Commission and decided to remove it from the application and relocate it elsewhere in the yard. The application will be continued to allow the homeowner time to gather more specifics on the stairs and railing system.

The public hearing portion of the meeting was closed at 7:57 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-29 – 10 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1952

HDC 14-35 – 324 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1953

HDC 14-36 – 2 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #1954

HDC 14-37 – 9 Park Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1955

HDC 14-38 – 9 Park Place

MOTION: To grant a Certificate of Appropriateness as submitted.

The Commissioners each made distinctions about this particular application. For further specifics note the full record.

Motion made by Brewer seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1956

HDC 14-39 – 105 River Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1957

HDC 14-40 – 233 High Street

Chairperson Moriarty moved to continue this application to the next regularly scheduled public hearing, so voted unanimously.

III. PRE-APPLICATION HEARINGS

Architect Rusty Sergeant appeared before the Commission along with Brian Gates of Gates Realty Holdings LLC who is the new owner of 15 Elm Street. The building was formerly known as The Spicer Inn. It is currently an 8-room apartment building; however, the new owner is proposing a 7-room bed & breakfast with an owner suite. The applicant noted that in 1998 a Special Permit was granted for a bed & breakfast, however, the financing did not work out at that time. Recently he has renewed discussions with the Planning Department and the Building Official to review the status of the permit and determine how to move forward with the plan. Most of the work will be done on the back. The applicant reviewed elevations, photographs, plot plan, and discussed proposed renovation plans and signage with the Commission. The Town Planners are requiring site lighting and the applicant requested input from the Commission regarding what they would prefer. Gooseneck lights were the unanimous favorite. Pole lights will be added across the back of the parking lot and up the driveway. The applicant is proposing to use a scaled down version of the lights used in downtown Mystic. They already have enough parking and will add handicap space(s). Landscaping was also discussed.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF August 5, 2014

MOTION: To approve the minutes of August 5, 2014.

Motion made by Everett, seconded by Moriarty, 3 in favor, 0 opposed, 1 abstention (Levenson)

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:40 p.m. made by Brewer, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II